

SECTION C - FINANCIAL
PART III - UTILITY ALLOWANCE INFORMATION

Utility or Service	Type of Utility (gas, elec.)	O=Owner Pd T=Tenant Pd	Bedroom Size:				
			0-Bdrm	1-Bdrm	2-Bdrm	3-Bdrm	__Bdrm
Heating							
Air Conditioning							
Cooking							
Other Electricity							
Hot Water							
Water							
Sewer							
Trash							
Other (specify)							
Totals							
Source of Utility Allowance _____							
Effective date _____							

SECTION C - FINANCIAL
PART IV - RENT AND FORECASTED INCOME - Year 1

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
Number of Bedrooms	Number of Units	Gross Rent	Utility Allowance	Tenant Paid Rent (c - d)	Total Monthly Rent (b * e)	Median Income Targeted (i.e. 50%, 60%)	Average Sq. Ft. Per Unit

Subtotal - Gross Monthly Income

Less Vacancy Factor

Other Project Income(monthly)

Total Forecasted Monthly Income

/ monthly

Total Forecasted Annual Income

/ yearly

Projected Annual Percentage Increase in Income (please justify below):

SECTION C - FINANCIAL

PART V - ANNUAL OPERATING EXPENSES

1. Administrative:

Advertising	
Management	
Legal/Partnership	
Accounting/Audit	
Other	
Total Administrative	

2. Operating:

Fuel	
Lighting & Misc. Power	
Water/Sewer	
Gas	
Trash Removal	
Payroll/Payroll Taxes	
Insurance	
Other	
Total Operating	

3. Maintenance:

Decorating	
Repairs	
Exterminating	
Ground Expense	
Snow Removal	
Other	
Total Maintenance	

4. Taxes

Real Estate Taxes	
Other	
Total Taxes	

5. Total Operating Expenses

6. Annual Replacement Reserves

7. GRAND TOTAL EXPENSES

Projected Annual Percentage Increase in Operating Expenses:

SECTION C - FINANCIAL
PART VI - 15 YEAR OPERATING PRO-FORMA

Year	Rent (Income) (projected increase)	Operating Expenses	Replacement Reserve	Net Income Available for Debt Service	Debt Service	Net Cash Flow	Debt Coverage Ratio*
1							
2							
3							
4							
5							
10							
15							
*Debt Coverage Ratio = Net Income Available for Debt Service / Debt Service							